

1 BILL NO. R-84-08-

33

2 DECLARATORY RESOLUTION NO. R-

104-84

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Lots 506 and 507 in Hanna's Addition  
13 to the City of Fort Wayne, Indiana,  
14 according to the plat thereof recor-  
15 ded in Deed Record "C" Page 526 in  
16 the Office of the Recorder of Allen  
17 County, Indiana;

18 said property more commonly known as 229 West Berry Street, Fort  
19 Wayne, Indiana 46802;

20 WHEREAS, recommendations have been received from the  
21 Committee on Finance and the Department of Economic Development  
22 concerning said Resolution;

23 WHEREAS, notice of the adoption and substance of said  
24 Resolution has been published in accordance with I.C. 5-3-2 and  
25 a public hearing has been conducted on said Resolution;

26 WHEREAS, if said Resolution involves an area that has  
27 already been designated an allocation area under I.C. 36-7-14-39,  
28 the Fort Wayne Redevelopment Commission has adopted a Resolution  
29 approving the designation.

30 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
31 THE CITY OF FORT WAYNE, INDIANA:

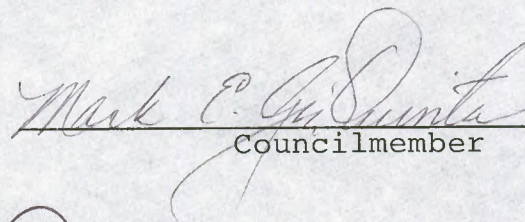
32 SECTION 1. That, the Resolution previously designating  
the above described property an "Economic Revitalization Area" is  
confirmed in all respects.



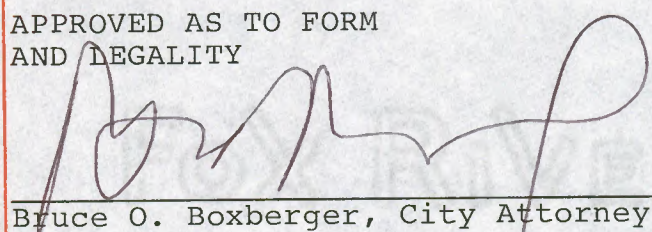
1 Page Two

2  
3 SECTION 2. That, the above described property is here-  
4 by declared an "Economic Revitalization Area" pursuant to I.C. 6-  
5 1.1-12.1, said designation to begin on the effective date of this  
6 Resolution and continue for one (1) year. Said designation shall  
7 terminate at the end of that one (1) year period.

8 SECTION 3. That this Resolution shall be in full force  
9 and effect from and after its passage and any and all necessary  
10 approval by the Mayor.

11  
12   
13 Councilmember

14 APPROVED AS TO FORM  
15 AND LEGALITY

16   
17 Bruce O. Boxberger, City Attorney  
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Read the first time in full and on motion by GiaQuinta, seconded by Redd, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Tuesday, the 21st day of September, 19 84, at 7:30 o'clock P..M., E.S.

DATE: 8-28-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Redd, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u>      </u>	<u>      </u>	<u>1</u>	<u>      </u>
<u>BRADBURY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BURNS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>EISBART</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>HENRY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>REDD</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHMIDT</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>✓</u>	<u>      </u>
<u>STIER</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>TALARICO</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE: 9-11-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) — (APPROPRIATION) — (GENERAL)

(SPECIAL) — (ZONING MAP) — ORDINANCE (RESOLUTION) NO. R-104-84

on the 11th day of September, 19 84,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. Clark  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of September, 19 84, at the hour of 11:30 o'clock A..M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of September, 19 84, at the hour of 2:00 o'clock P..M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



BILL NO. R-84-08-33

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
ORDINANCE confirming the designation of an "Economic Revitalization  
Area" under I.C. 6-1.1-12.1 (Jerry D. Nuerge d/b/a Financial Independence  
Center, 229 West Berry Street, Fort Wayne, Indiana)

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE ~~UNDETERMINED~~ PASS.

MARK E. GIAQUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

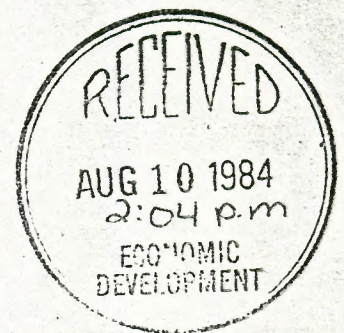
JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

CONCURRED IN 4-11-84  
SANDRA E. KENNEDY, CITY CLERK





APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Jerry D. Nuerge d/b/a FINANCIAL INDEPENDENCE CENTER
2. Owner(s) Jerry D. Nuerge
3. Address of Owner(s) Suite 225, Metro Building  
202 W. Berry Street  
Fort Wayne, IN 46802
4. Telephone Number of Owner(s) ( ) (219) 423-3691
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant Same
7. Telephone number of Applicant ( ) Same
8. Address of Property Seeking Designation 229 West Berry Street
9. Legal Description of Property Proposed for Designation (may be attached) LOTS 506 + 507 IN HANNA'S ADDITION TO THE  
CITY OF FORT WAYNE, INDIANA ACCORDING TO THE  
PLAT THEREOF RECORDER IN DEED RECORD "C" PAGE 526 IN  
THE OFFICE OF RECORDER OF ALLEN COUNTY INDIANA
10. Township Wayne
11. Taxing District



12. Current Zoning B3A
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? The building is vacant, the basement is used for storage, and the adjacent lot is used for monthly parking.
- b. What Structure(s) (if any) are on the property? A five-story brick office building, and a five car garage.
- b. What is the condition of this structure/these structures? Structurally sound. The interior is undeveloped.
15. Current Assessed Value of Real Estate 64,700
- a. Land 45,000
- b. Improvements 19,700
16. Amount of Total Property Taxes Owed During the Immediate Past Year \$ 4,845
17. Description of Proposed Improvements to the Real Estate The building will be finished with new HVAC, electrical and plumbing systems. Spaces will be developed to tenant finish requirements as leases are made.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin? August 1984
- b. When is completion expected? December 1984, except tenant finish.
19. Cost of Project (not including land costs) \$ 1,100,000.



20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 1½ jobs

lation of this new manufacturing equipment? \_\_\_\_\_

b. What is the nature of those jobs? Building Maintenance

c. Anticipated time frame for reaching employment level stated above?

Immediately.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? \_\_\_\_\_

The building has been vacant for approximately five years.

During this time period, sidewalks and curbs have been allowed to deteriorate, as well as parking lot paving, roofs, and mechanical and electrical systems.



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? The building, when completed will contribute to downtown revitalization by improving its appearance and bringing more people downtown.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. No

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

Not finalized.



I hereby certify that the information and representation on this Application are true and complete.

Jerry D. Nuerge

Jerry D. Nuerge  
Signature(s) of Owner's

8/9/84  
Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

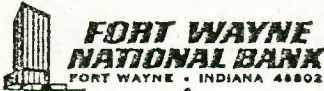


FINANCIAL INDEPENDENCE CENTER

P. O. BOX 11407  
FORT WAYNE, INDIANA 46858

1014

PAY TO THE ORDER OF CITY OF FORT WAYNE 8/9 1987 \$ 50.00  
FIFTY & NO/100 DOLLARS



FOR Tax Abatement application fee

James D. Nunge

⑈001014⑈ ⑆074900194⑆ 20⑈061⑈ 142⑈2⑈



Admn. Appr. \_\_\_\_\_

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionQ-84-08-33DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.(Jerry D. Nuerge d/b/a Financial Independence Center, 229 West Berry Street, Fort Wayne, Indiana).EFFECT OF PASSAGE A presently vacant building, when completed will contribute to downtown revitalization by improving its appearance and bringing more people downtown.EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,100,000.00ASSIGNED TO COMMITTEE (PRESIDENT)





# The City of Fort Wayne

August 29, 1984

Ms. Trudy Sterling  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of September 1, 1984, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Bill No. R-84-08-32 & R-84-08-33

Please send us 5 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 1



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-84-08-32 AND R-84-08-33 )

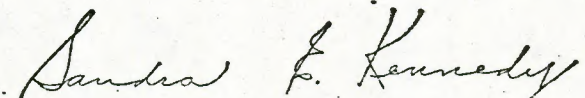
Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on August 28, 1984,  
date  
designating property at Jerry D. Nuerge d/b /a/ Financial  
Independence Center, 229 West Berry Street, Fort Wayne, Indiana

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, September 11, 1984 - at 7:30  
date, time & place  
P.M., Room 128 Council Conference Room, One Main Street, City-County  
Bldg., Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.



Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To JOURNAL-GAZETTE

Dr. P.O. BOX 100

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines		.....
Head	number of lines	3
Body	number of lines	17
Tail	number of lines	2
Total number of lines in notice		22

COMPUTATION OF CHARGES

22	lines,	1	columns wide equals	22	equivalent lines at	.300¢	\$ 6.60
cents per line							
Additional charge for notices containing rule or tabular work (50 per cent of above amount)							
Charge for extra proofs of publication (50 cents for each proof in excess of two) 3 extra							1.50
TOTAL AMOUNT OF CLAIM							\$ 8.10

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

DateSept. 1, 1984

TitleCLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, one time which was duly published in said paper for the dates of publication being as follows: 9/1/84

Subscribed and sworn to me before this 1 st day of September 19 84

Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL  
(RESOLUTIONS NO. R-84-08-32 AND R-84-08-33)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on August 28, 1984, designating property at Jerry D. Nuerge d/b/a Financier Independence Center, 229 West Berry Street, Fort Wayne, Indiana, an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office. Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, September 11, 1984 - at 7:30 P.M., Room 128 Council Conference Room, One Main Street, City-County Bldg., Fort Wayne, IN. If confirmed, said designation shall continue for one (1) year after confirmation. All interested persons are invited to attend and be heard at the public hearing.  
Sandra E. Kennedy  
City Clerk

9-1



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Drusilla Roose

Title CLERK

Date Sept. 1, 19 84

FORM #903

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State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:

9/1/84

Subscribed and sworn to me before this 1 st day of September 19 84

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Sandra E. Kennedy  
City Clerk